

Hugo Vargas
Commissioner

Kevin Holland
Commissioner



Jackie Ratica
Commissioner

Bobbie Spratt
Commissioner

“The City of Oaks”

Julie C. Wilkins
Mayor

Monthly Staff Report

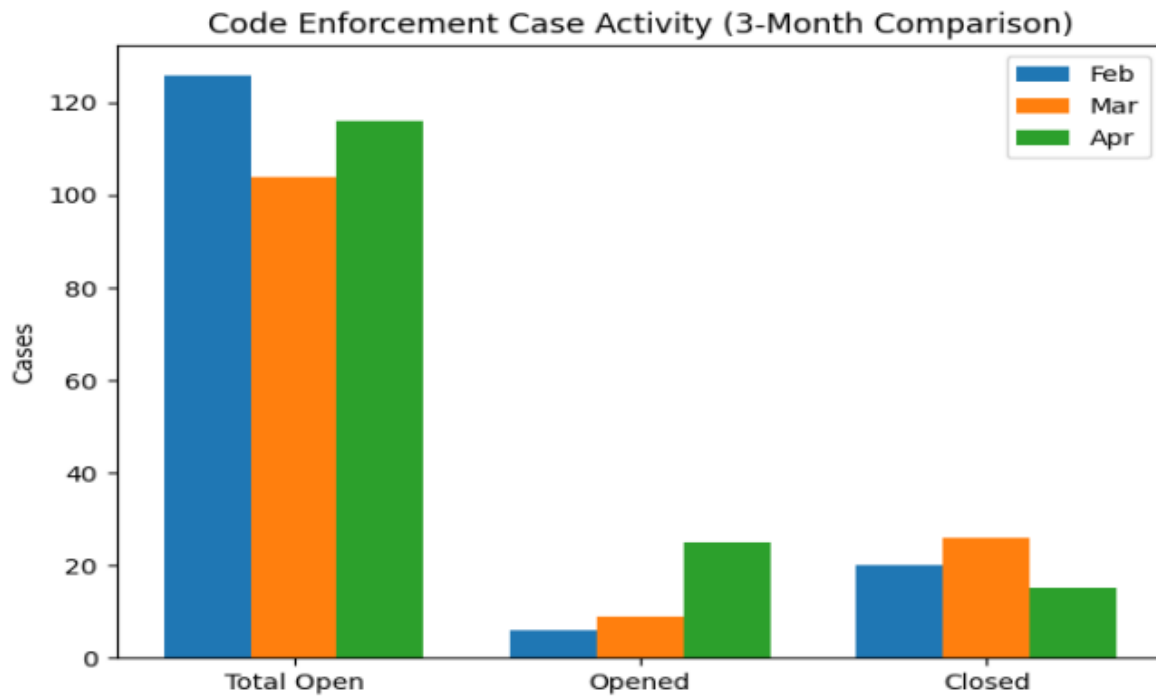
Department: Code Enforcement

Reporting Period: April 2026

During the reporting period, Code Enforcement staff continued enforcement, inspection, and compliance activities throughout the City.

- **Total Open Cases at Month End:** 116
- **New Cases Opened:** 25
- **Cases Closed:** 15
- **Court Cases:** 2

Case Activity Comparison (Feb–Apr)



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Enforcement actions taken during the month included:

- **Courtesy Notices Issued: 24**
- **Notices of Compliance Issued: 5**
- **Delinquent Lien Notices: 2**
- **Notices of Continuance: 0**
- **Notices of Violation / Notices of Hearing (NOV/NOH): 4**
- **A.N.C. Notices: 1**
- **Findings of Fact Issued: 2**
- **Orders Imposing Liens: 0**
- **Notices of Hearing Changes: 4**

Additional enforcement and administrative actions:

- **Properties Posted (Legal Information Posting): 3**
- **Lien Searches Conducted: 4**
- **Liens Recorded: 1**
- **Paid Liens: \$10,750.00**

Staff continued to emphasize voluntary compliance while pursuing formal enforcement where necessary.

Inspections & Enforcement Activity

Inspection activity remained strong during the reporting period.

- **Total Site Inspections Conducted: 223**

Inspections included follow-up inspections on open cases, complaint-based inspections, proactive enforcement activities, and site walk-throughs with property owners.

Violation Breakdown – Total Open Violations

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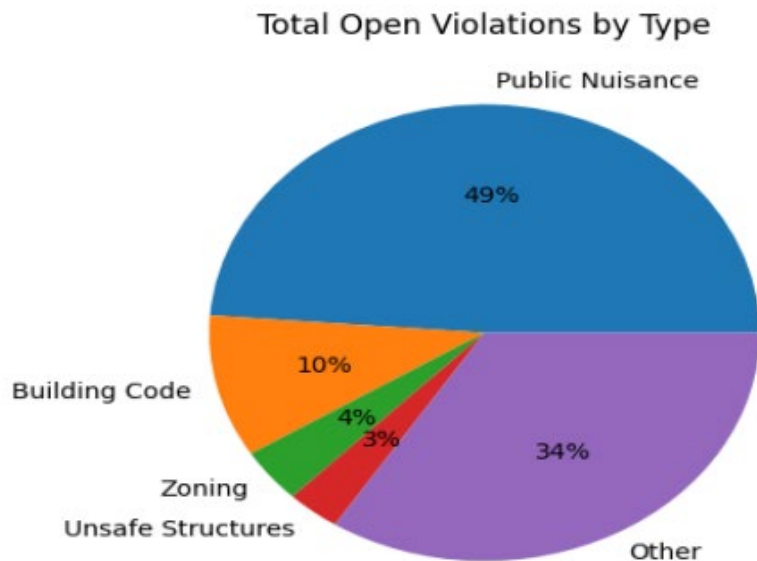
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The following breakdown reflects the current distribution of all open code enforcement violations citywide, not solely those initiated during the reporting period.

- **Public Nuisance:** 140
(Includes inoperable vehicles, commercial vehicle storage, accumulation of rubbish, nuisance conditions, and related violations.)
- **Florida Building Code Violations:** 29
- **Zoning Violations (Single-Family / RNU / District Issues):** 11
- **Unsafe Structures:** 9

All remaining violation categories, including permitting, licensing, right-of-way use, tree protection, drainage, and miscellaneous code provisions, collectively account for **98 open violations** and are grouped as **Other**.

Total Open Violations: 287



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Reporting Methodology Update

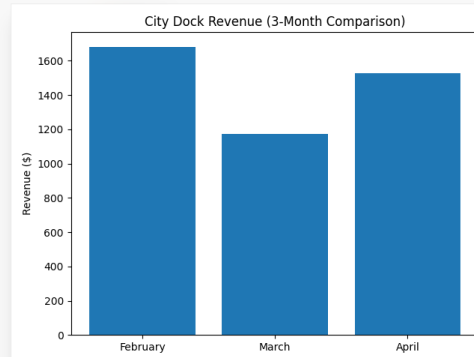
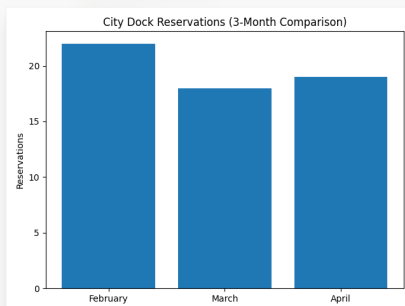
To provide more accurate reporting and improve tracking of enforcement activity, violations are now counted individually rather than by property. As a result, properties with multiple violations are reflected separately for each violation. This updated methodology may cause numerical differences when compared to prior reporting periods.

City Dock Activity

Dock operations continued during the reporting period.

- **Total Reservations:** 19
- **Total Revenue Collected:** \$ 1,526.39

Revenue reflects monies deposited during the reporting period.



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Safety & Emergency Management

Safety and emergency preparedness efforts continued during the reporting period. Two meetings were held with Streamline and one meeting was held with T-Mobile to improve communication systems and coordination. Push-to-talk capabilities were implemented for Animal Control to enhance connectivity in rural areas.

For emergency management, the City participated in a statewide training scenario for “Hurricane Larry,” strengthening preparedness, coordination, and response capabilities.

Summary

Overall enforcement activity remained active during the reporting period, with an increase in new cases opened. Staff continue to manage an active caseload while prioritizing compliance, public safety, and timely resolution of violations. Open cases and violations are actively monitored, with follow-up and escalation occurring as warranted.